

ZONING AND BUILDING AGENDA

SEPTEMBER 21, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

263998 DOCKET #7633 - GEORGE & JUANITA EGGERT, Owners, 2108 Busse Highway, Des Plaines, Illinois 60016, Application (No. MA-04-01; Z04016). Submitted by Hamilton Homes, Inc., 800 Hart Road, #109, Barrington, Illinois 60010. Seeking a MAP AMENDMENT from the C-4 General Commercial District and R-5 Single Family Residence District to the R-7 General Residence District for a forty-one (41) unit townhome Planned Unit Development (if approved under SU-04-02) in Section 36 in Wheeling Township. Property consists of approximately 4.33 acres located on the northwest corner of Morrison Avenue and Des Plaines River Road in Wheeling Township. Intended use: Single family attached townhouse development.

RECOMMENDATION: That application be granted.

263999 DOCKET #7634 - GEORGE & JUANITA EGGERT, Owners, 2108 Busse Highway, Des Plaines, Illinois 60016, Application (No. SU-04-02; Z04017). Submitted by Hamilton Homes, Inc., 800 Hart Road, #109, Barrington, Illinois 60010. Seeking a SPECIAL USE in the R-7 General Residence District (if granted under companion MA-04-01) for a forty-one (41) unit townhome Planned Unit Development in Section 36 of Wheeling Township. Property consists of approximately 4.33 acres located on the northwest corner of Morrison Avenue and DesPlaines Rover Road in Wheeling Township. Intended use: Single family attached townhouse development (41).

RECOMMENDATION: That application be granted.

The above dockets nos. #7633 and #7634 were deferred on September 8, 2004.

264993 DOCKET #7648 – ROBERT SANFRATELLO, Owner, 4910 South Paulina Street, Chicago, Illinois 60609, Application (No. SU-04-03). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for an automobile laundry and car wash in an existing one story building in Section 9 of Stickney Township. Property consists of .58 of an acre, located on the east side of Central Avenue, approximately 197 feet south of 49th Street. Intended use: Automobile laundry and car wash. **RECOMMENDATION: That application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS:

266571 DOCKET #7676 - V. MARTINEZ & V. MARTINEZ TRUCKING, Owners, Application: Variation to divide a parcel into two lots: On lot 1 reduce lot area from 10,000 square feet to 6,400 square feet (existing single family residence) and to reduce right interior side yard setback from 10 feet to 3 feet (existing accessory structure) for a new single family residence on lot 2 in the R-5 Single Family Residence District. The subject property consists of approximately 0.38 of an acre, located on the north side of Montana Street, approximately 198.49 feet east of Geneva Avenue in Leyden Township. **RECOMMENDATION: That variation application be granted.**

Conditions: None.

Objectors: None.

The above application was deferred on July 13, 2004.

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS:

267468 DOCKET #7689 - MCDONALD'S CORPORATION, Owner, Application: Variation to reduce setback from 15 feet to 10 feet (existing condition); increase height of sign from 20 feet to 58 feet; and increase face of sign from the allowed 200 square feet to 442 square feet (17 feet x 26 feet) for an on-premise identification sign (previous sign existing) in the I-1 Restricted Industrial District. The subject property consists of approximately 0.6 of an acre, located on the south side of I-90, approximately 610 feet southeast of Oakton Street in Elk Grove Township. The subject property is immediately adjacent to the corporate office of the applicant, McDonald's Corporation.
RECOMMENDATION: That the application be granted.

Conditions: The applicant must obtain all necessary IDOT approvals for the proposed sign.

Objectors: The Village of Elk Grove Village objected. There were no objections from any of the 14 neighbors.

267469 DOCKET #7706 – A & A MONARREZ, Owners, Application: Variation to reduce rear yard setback from 40 feet to 24 feet 8 inches and reduce both interior side yard setbacks from 10 feet to 5 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the west side of Haber Avenue, approximately 100 feet north of McKay Avenue in Leyden Township. **RECOMMENDATION: That the application be granted.**

Conditions: None

Objectors: None

267470 DOCKET #7720 – B. MORENO, Owner, Application: Variation to reduce right interior side yard setback from 10 feet to 2 feet (existing) for a deck in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the south side of Lyndale, approximately 114 feet east of Dora Street in Leyden Township. **RECOMMENDATION: That the application be granted.**

Conditions: None

Objectors: None

267471 DOCKET #7721 - J. & S. FLOOD, Owners, Application: Variation to reduce rear yard setback from 50 feet to 18 feet for proposed addition in the R-4 Single Family Residence District. The applicant has a pie shaped corner lot therefore creating a hardship of placement for the new single family residence. The subject property consists of approximately 0.71 of an acre, located on the west side of Cottonwood Road, approximately 180 feet north of Walnut Circle in Northfield Township. **RECOMMENDATION: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS:

267472 DOCKET #7722 - T. MAREK, Owner, Application: Variation to reduce rear yard setback from 40 feet to 19 feet (existing principal) and reduce right interior side yard setback from 10 feet to 5 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the northeast corner of 128th Street and Mobile Avenue in Worth Township. **RECOMMENDATION: That the application be granted.**
Conditions: None
Objectors: None

267473 DOCKET #7723 - R. WAGNER, Owner, Application: Variation to reduce right interior side yard setback from 15 feet to 11 feet (existing) for a 2nd story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the south side of 59th Place, approximately 412 feet west of Brainard Avenue in Lyons Township. **RECOMMENDATION: That the application be granted.**
Condition: None
Objectors: None

267474 DOCKET #7724 - A. & E. INGRAO, Owners, Application: Variation to reduce lot area from 40,000 square feet to 13,206 square feet (existing) (required for well and septic); reduce lot width from 150 feet to 99.78 feet (existing); increase F.A.R. from .25 to .36; and reduce left interior side yard setback from 15 feet to 10 feet for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the east side of Marion Street, approximately 196 feet south of Pratt Boulevard in Schaumburg Township. **RECOMMENDATION: That the application be granted.**
Conditions: None
Objectors: Matthew Fitzgibbon, Senior Planner for the Village of Roselle.
Cook County Health Department Approval #16346.

267475 DOCKET #7725 - M. & S. AHMAD, Owners, Application: Variation to reduce front yard setback from 24 feet (at 20%) to 21 feet for a porch addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the south side of Victor Avenue, approximately 325.57 feet west of Julie Drive in Maine Township. **RECOMMENDATION: That the application be granted.**
Condition: None
Objectors: None

267476 DOCKET #7726 - TOWNSHIP HIGH SCHOOL DISTRICT #211, Owner, Application: Variation to reduce lot area from 40,000 square feet to 13,250 square feet (required for well and septic) and reduce lot width from 150 feet to 99 feet (existing) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the northwest corner of Illinois Street and Albion Avenue in Schaumburg Township. **RECOMMENDATION: That the application be granted.**
Conditions: None
Objectors: Matthew Fitzgibbon, Senior Planner of the Village of Roselle
Cook County Health Department Approval #15919.

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS:

267477 DOCKET #7727 - TOWNSHIP HIGH SCHOOL DISTRICT #211, Owner, Application: Variation to combine three (3) lots into one (1); reduce lot area from 40,000 square feet to 19,849 square feet (required for well and septic) and reduce rear yard setback from 50 feet to 15 feet for single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the southwest corner of Morse Avenue and Marion Street in Schaumburg Township.

RECOMMENDATION: That the application be granted.

Conditions: None

Objectors: Matthew Fitzgibbon, Senior Planner of the Village of Roselle.

Cook County Health Department Approval #16356.

267478 DOCKET #7728 - W. SZCZODRUCH & G. KARASINSKA, Owners, Application: Variation to reduce rear yard setback from 40 feet to 11 feet 7 inches for an attached garage addition in the R-5 Single Family Resident District. The subject property consists of approximately 0.19 of an acre, located on the southwest corner of north Lee Street and Anita Avenue in Wheeling Township. **RECOMMENDATION: That the application be granted.**

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Tuesday, October 5, 2004.